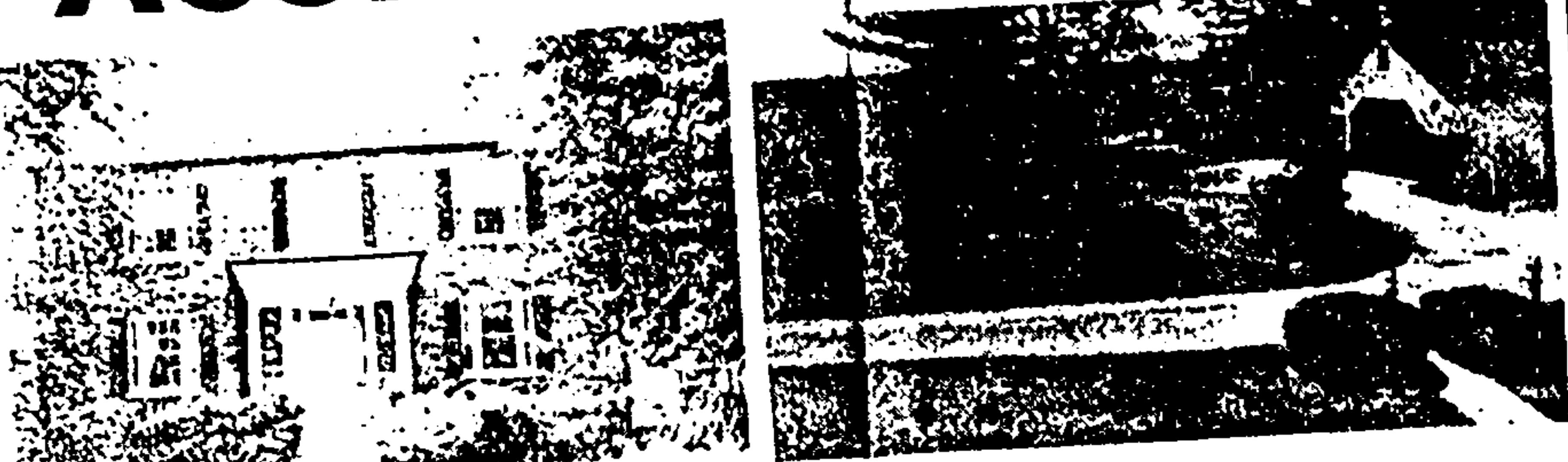


CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

ASSIGNEE'S SALE



WESTHILLS MANOR

By virtue of the power of sale contained in a Second Mortgage from John L. Eaton (a/k/a Jackie Lee) dated October 17, 1979 and recorded among the Land Records of Frederick County, Maryland in Liber 3, folio 934, default having occurred and the Second Mortgage having been assigned to the undersigned for the purpose of foreclosure, the Assignee will offer for sale at the property on:

SATURDAY, AUGUST 16, 1980

AT 11:00 A.M.

all that lot or parcel of land situate, lying and being on the south side of U.S. 340 in the Petersville District, Frederick County, Maryland, containing 23.306 acres of land, more or less. Being all and the real estate that was conveyed unto John L. Eaton by Margaret M. Miller, widow, by deed dated August 16, 1979 and recorded in the aforesaid land records in Liber 1092, folio 359, to which reference is made for a complete metes and bounds description of the property.

DESCRIPTION: "Westhills Manor" was constructed about 1790 with a major addition added in 1976. It is located on over 23 acres of rolling countryside among elms and maples, the 2 story stone, brick and frame manor house has approximately 8,000 square feet of living space including 5 bedrooms, servant's quarters, double bath with sunken tub and mirror wall, 2 full baths, 2 powder rooms, 4 porches, 9 fireplaces, full basement, a sunken patio with privacy walls; central air and heat with separate oil-fired systems; 5 area controls; butler's pantry with food service system; commercial ice maker; modern kitchen with 2 ovens, 2 refrigerators, washer-dryer; central stereo system; smoke detection system; complete security system with automatic lighting for the dwelling and surrounding area; 2 built-in wet bars; built-in indoor barbecue; wine cellar and fruit cellar; all marble vanities and sinks throughout entire house; random width floors; carpet in dining room, parlor, study, master bedroom & bath, and children's rooms; real slate floors in summer room, rear entrance, mud room and butler's pantry; antique barnsiding in 3 areas; exposed beam ceiling in parlor and country kitchen; new copper plumbing and fixtures; storm and thermopane shutted windows throughout; 1,000 gallon fuel storage system.

In addition to the manor house, the property contains a 3 acre stream-fed lake with boat/fishing dock; stock ponds; a bank barn with horse stalls, attached tack room and fenced barnyard; a carriage house/garage; a caretaker's 2 bedroom home; dog kennel with runs; a stone smokehouse; on-site water system with three wells.

The land contains open, rolling fields and pastures, stands of pine and evergreens, some hardwood and fruit trees, 200 year old elms, and 2 fenced pastures. A county maintained road deadends into the driveway which circles the entire manor house; a smaller circular driveway leads from the rear entrance to a carriage house/garage. Views from the house include the lake and surrounding countryside, church steeples, the Catoctin Mountains and the Harpers Ferry Water Gap.

LOCATION: The property is located just off U.S. 340, 12 miles southwest of Frederick, Maryland. It is 5 minutes from the Brunswick commuter train to Washington and 10 minutes from Harpers Ferry, W. Va. To reach the property from Frederick, take U.S. 340 south to the Md. Rt. 180-Petersville Exit (10 miles southwest of Frederick), make a left on Md. 180, 2.2 miles to Weston Drive, make a right onto Weston Drive 2 miles to Westhills Manor.

ENCUMBRANCES: The property will be sold subject to a First Deed of Trust in favor of the First National Bank of Maryland recorded in Liber 1092, folio 361, and a Second Mortgage in favor of Margaret M. Miller recorded in Liber 1092, folio 365, assigned unto Suburban Trust Co. in Liber 1092, folio 369, and further signed unto David S. Weinberg in Liber 1107 folio 865.

TERMS OF SALE: A deposit of \$20,000.00 in cash, certified check or bank draft, payable to the Assignee, will be required of the purchaser at time of sale. Balance of purchase price, together with interest thereon at 12% per annum, shall be paid within 10 days following final ratification of the sale by the Circuit Court for Frederick County. All costs and expenses of conveyancing, title exam, attorney's fees, stamps and transfer taxes and recordation charges will be paid by purchaser. All real estate taxes and other public charges will be adjusted to date of sale. Conveyance shall be by Assignee's Deed without covenant or warranty, express or implied. TIME IS OF THE ESSENCE; compliance with the terms of sale shall be made within the time of aforesaid or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser. Assignee reserves the right to withdraw the property, reject all bids and resolve all disputes.

FINANCING AVAILABLE TO QUALIFIED PURCHASERS. Private bids considered until time of sale. For further information, contact the Assignee during normal business hours.

DAVID M. GUGGENHEIM, ASSIGNEE

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Attorney for Assignee

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Frederick, Md. 21701
(301) 662-6161
Auctioneer

Frederick, Md. Aug. 20, 1980

This is to certify that the annexed *Assignment of Sale* was published in *News-Post*, a newspaper published in Frederick County on the following dates: Aug. 1, 8, 15

THE NEWS-POST

August 20, 1980 Per C. MARSHALL
V. MARSHALL